



Baker Street Properties

Development Bid for Land at
Cultercullen

November 2008

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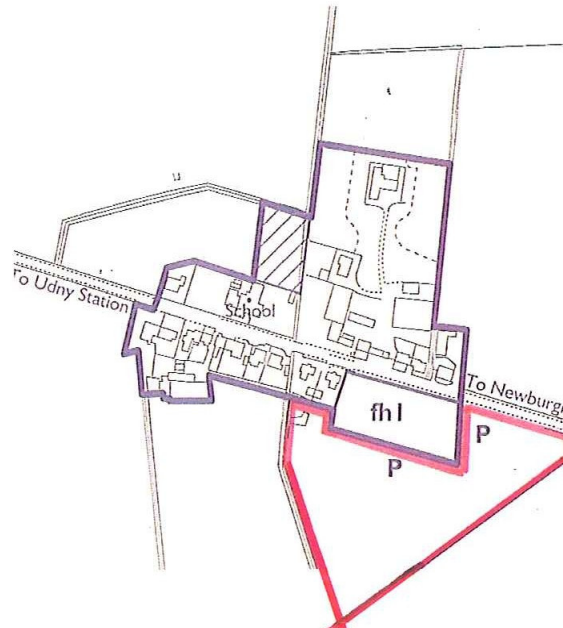
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1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Baker Street Properties who own land to the south east of Cultercullen as highlighted in Figure 1 below.

Figure 1: Site location Plan



- 1.2 Cultercullen is located approximately 15 miles to the north of Aberdeen, approximately 9 miles south east of Oldmeldrum, 6 miles west of Newburgh and 8 miles south of Ellon. Cultercullen benefits from a primary school, playing fields, which were recently upgraded, and bus service 291 between Aberdeen and Ellon stops in Cultercullen 11 times a day between Monday and Friday, 10 times on a Saturday and 4 times on a Sunday. Ellon and Oldmeldrum provide a wider variety of amenities, including shops, doctors, dentists and secondary education and these towns are within easy reach of Cultercullen. There is no zoned employment land in the settlement, however, there are employment uses located in Cultercullen.
- 1.3 Cultercullen is identified in the extant Local Plan as a Rural Service Centre. Such locations are identified in NEST as minor service centres

that may provide opportunities to absorb small scale local development needs.

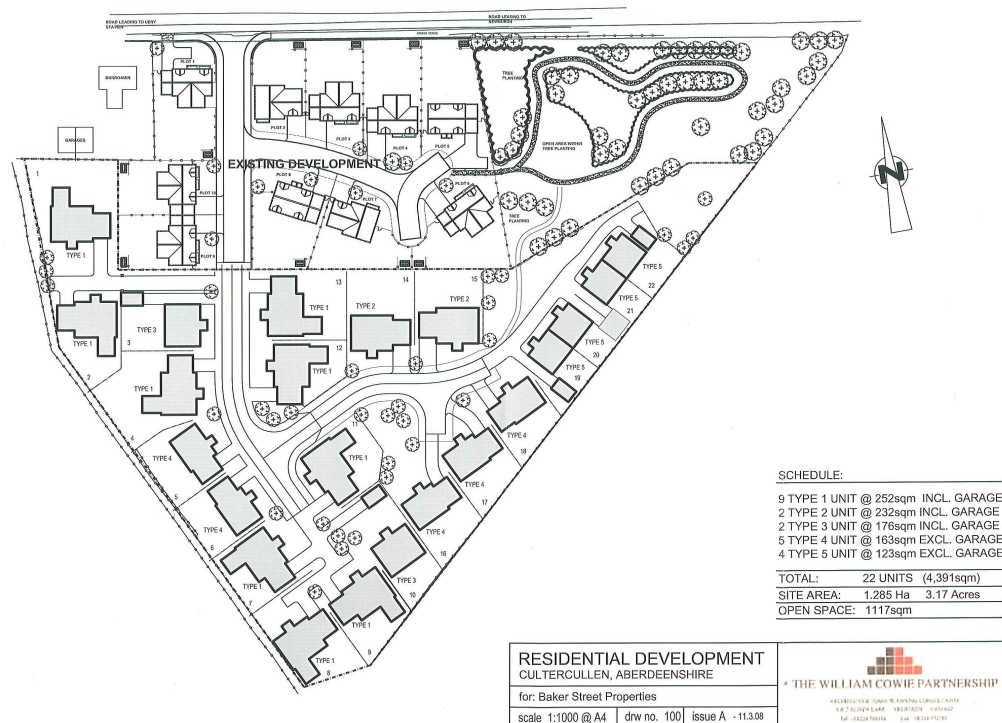
- 1.4 The site extends to approximately 1.28 hectares (3.17 acres) and is immediately adjacent to the settlement boundary of Cultercullen. It is a logical area for expansion and could contribute to the housing land requirements anticipated through the Draft Structure Plan. This site should be identified for residential development in the Aberdeenshire Local Development Plan.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site is currently vacant agricultural land and comprises the remainder of a field, the northern portion of which is zoned for residential development. This site was allocated in the extant Local Plan as fh1 for 10 units. The boundary of this site was extended slightly to provide an area of strategic landscaping and open space to the east adjoining the main road into Cultercullen. Full planning permission was granted for this extended site in May 2007. This development is now under construction.
- 2.2 The site slopes slightly from north east to south west and from east to west. In topographic terms there is no impediment to the development of the site. Access to the site would be gained from the fh1 site, over which, a right of access has been retained. The site does not form part of any agricultural holding as it is no longer a viable field size. It is currently in the hands of a developer and is capable of early development.
- 2.3 An indicative layout has been prepared for the site and this shown in Figure 2. This proposes the erection of 22 dwellinghouses, including a mix of semi detached and detached units, all of which have garages. The site is accessed from the existing development to the north and the proposed development wraps around this to the east and west. Footpaths link the proposed site through the area of landscaping to the north east, which provides an attractive setting for the development links through the area, and a gateway for the settlement. Housing will

take advantage of the aspect of the site and every property will have south facing habitable rooms to take advantage of passive solar gain.

Figure 2: Indicative Layout



3.0 SCOTTISH PLANNING POLICY

3.1 The aim of Scottish Planning Policy 1: The Planning System is to ensure that development and changes in land use occur in suitable location and are sustainable. In particular, planning should encourage sustainable development by promoting regeneration and the full and appropriate use of land, buildings and infrastructure. Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long term needs of the economy, society and the environment. The planning system can play an important part in tackling climate change and reducing greenhouse gas emissions when guiding the location and design of development and the management of land use change. Specific actions include reducing the need to travel and encouraging energy efficient design

and appropriate choice of materials. Further to this, the architectural design, siting and setting of development in its surroundings are valid concerns of the planning system. The drive for quality should not focus solely on buildings, but be concerned with the way buildings, old and new work together and create the spaces that have such an influence on the quality of life for communities.

- 3.2 Scottish Planning Policy 3: Planning for Homes is a revised version of the previous Policy 3: Planning for Housing. It was amended as there were indications that it had not been as effective as intended, particularly with regard to the generous release of land for housing. Persistent delays in bringing forward land for housing and in the creation of new homes illustrate the continuing problems facing local authorities and house builders. Stakeholders in government, housing associations and the development industry have indicated that the absence of an adequate supply of housing land is a major impediment to the provision of new homes in Scotland.
- 3.3 The revised document aims to address the problems being experienced, strengthen and reinforce planning policies to help meet new priorities for the provision of new housing in Scotland. It states that the Scottish Government is committed to the goal of raising the rate of new house building to 35,000 new homes every year by the middle of the next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.
- 3.4 The allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Successful developments will remain desirable, attractive and safe places to live for many years. This can be achieved through appropriate location; links to transport networks and other settlements; attractive and functional layouts; good design, as well as innovation and creativity.
- 3.5 Planning authorities should consider the co-ordination of housing land provision with improvements in infrastructure, including transport and

educational investment, and with other major proposals such as business or other economic development. Further to this, Scottish Government policy encourages more diverse, attractive and mixed use residential communities, in terms of tenure, demographic and income. A range of housing types is needed to support the creation of mixed communities which provide housing for the whole community and segments of the market, from affordable housing and starter homes to executive housing.

- 3.6 SPP17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seek to minimise the impact on existing transport networks and the environment. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure are further than 400 metres by walking.
- 3.7 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that a maximum threshold of 1600 metres in terms of access to local facilities by walking and cycling should be achieved for new development sites.

4.0 DRAFT STRUCTURE PLAN

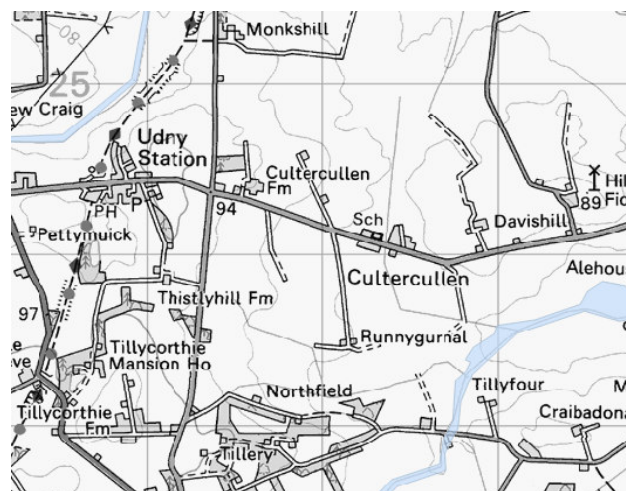
- 4.1 The Draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20 – 25 year period. Three Strategic Growth Areas (SGA's) are identified which will be the main focus for development, expecting to accommodate 75 – 80% of the growth. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Aberdeen and Aberdeen to Laurencekirk road and rail corridors and the Aberdeen to Peterhead corridor. Additional allocations are made outwith these areas, in local growth and diversification areas. Levels of growth in these areas should relate to local need and will vary from place to place.

- 4.2 Within the Aberdeen Housing Market Area, within which Cultercullen lies, the Draft Structure Plan anticipates a requirement for 4,700 houses over the entire Structure Plan period. These are split further and a requirement for 1,700 houses is anticipated between 2007 and 2016; 1,500 between 2017 and 2023; and 1,500 between 2024 and 2030.
- 4.3 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other to improve people's quality of life and opportunity. Also, that future communities must be mixed in terms of the type and size of homes, as well as their tenure and cost.

5.0 SERVICES

- 5.1 Mains drainage is available in the settlement and the development of this site would capitalise on the investment made in that. Scottish Water's 2007 Asset Capacity Plans highlight that in terms of water capacity, there is capacity for up to 1000 houses.
- 5.2 An extract from SEPA's Flood Risk map shown in Figure 4 below highlights that there is no issue in relation to flooding associated with the site.

Figure 4: SEPA Flood Risk Map



6.0 JUSTIFICATION

- 6.1 Cultercullen is an attractive settlement. There is demand for housing within the village, which is demonstrated by the development of the site to the north. Mains drainage is now available in the settlement which would support the development of this site for residential use. SPP3 encourages the co-ordination of housing land provision with improvements in infrastructure and this is an ideal site to capitalise on this investment.
- 6.2 It is argued that Cultercullen could be considered within the Aberdeen to Peterhead Strategic Growth Area, given its proximity to the A90. Demand for housing in this area is likely to be enhanced by the construction of the Western Peripheral Route and the dualling of the A90 between Balmedie and Ellon. It is therefore anticipated that there will be further demand for new housing in this area in the future. Again, this would capitalise on investment made in the area.
- 6.3 SPP3 has been criticised for not being as effective as anticipated in delivering an adequate supply of housing land. Persistent delays in bringing forward housing land are severely restricting the supply of new housing in Scotland. The revision of SPP3, aims to overcome the issues in delivering housing land and the development of this site would comply with that policy. There are no known constraints in relation to the bid site. It is capable of being developed and would contribute to the anticipated housing demand in the area to overcome the current difficulties being experienced in providing an adequate housing land supply.
- 6.4 The site forms a logical area for the expansion of Cultercullen due to its location immediately adjacent to the settlement boundary of the village. The development of such locations is encouraged through SPP3 as they reduce servicing costs and can help sustain services. The site is well related to a residential site currently under construction. When viewed from the west, any development would be well contained by existing development in the village. Due to the topography of the site, when viewed from the east, the site is only visible when nearing the approach to Cultercullen, however, the strategic landscaping and area of open space is also located on the approach into Cultercullen and this, once mature, will screen any development of the bid site. Further

strategic landscaping of the boundaries of the remaining land would minimise any outstanding landscape issues.

- 6.5 The development of the site would meet the sustainable mixed communities objective of the Draft Structure Plan by providing a range of and tenure of house types in the settlement, comprising, semi detached, detached and affordable properties.
- 6.6 Access from the site would be taken from the existing development to the north, which takes access directly from the main road through Cultercullen. This leads to the B999 to the west and the A90 to the east, giving good access to the surrounding area. A right of access has been retained through the development currently under construction. Good public transport provision serves Cultercullen, providing access to Aberdeen, Fyvie, Ellon and a number of intervening settlements. Bus stops are located approximately 250 metres from the site, therefore meeting the requirements of SPP17. The primary school and playing fields are less than 180 metres from the site and is therefore accessible by walking and cycling and is well within the 1600 metre requirement contained in PAN75.
- 6.7 Cultercullen should continue to be identified as a settlement in order to provide housing for local needs, therefore complying with the spatial strategy to allocate land within local growth and diversification areas, to meet local demand. Although not technically within the Aberdeen to Peterhead Strategic Corridor, the site has good access to the A90 and therefore the benefits that the upgrade of that road will bring.
- 6.8 The identification of this site for residential development would also support the existing primary school in the village. Aberdeenshire Council's School Roll Forecasts highlight that in 2007, Cultercullen Primary School was operating at 57% of capacity. It is forecast to fall gradually from 2008 onwards and by 2016, it is forecast to only be operating at 39% of capacity. This is significantly below capacity and the school is capable of accommodating additional pupils that the development of the bid site would generate. The development of the bid site would therefore help support and sustain this important facility and the investment made in that.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 The development of this site would meet Scottish Planning Policy by developing land immediately adjacent to an existing settlement. This would maximise the use of resources and sustain services in Cultercullen, particularly the primary school, which is operating significantly under capacity.
- 7.2 This is a logical area for expansion and would maximise the investment made to mains drainage and the future road improvements of the Western Peripheral Route and the dualling of the A90. The bid site is accessible to the A90 and the surrounding area and is the ideal location for residential development to meet local needs in line with the provisional strategy of the forthcoming development plan.
- 7.3 This site should be identified for residential development within the Aberdeenshire Local Development Plan.

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1 Name of proposer: BAKER STREET PROPERTIES AND INVESTMENT Date: 5-11-2008
Postal Address: C/O RYDEN LLP
25 ALBYN PLACE
ABERDEEN
AB10 1YL

N2 Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

S1 Under what name would you like the site to be identified?
LAND TO THE SOUTH EAST OF CULTERCULLEN
Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :
The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 Have you provided a map showing the exact boundaries of the site you would like considered?
S3 Yes No

Please provide the National Grid reference of the site
NJ 924 239

S4 What is the current use of the site? VACANT AGRICULTURAL LAND

Has the land been built upon before (Brownfield Land)? Yes No

Is there any suspicion that the land is contaminated? Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
Statement attached

S5 What use(s) do you propose for your site? RESIDENTIAL

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

22 UNITS
 SEMI DETACHED AND DETACHED

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5) N/A

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

N/A

Please continue on additional sheets as required.

The wider area

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

THE SITE IS IMMEDIATELY ADJACENT THE SETTLEMENT BOUNDARY OF CULTERCULLEN.
THE SITE WILL BE ACCESSED FROM THE DEVELOPMENT TO THE NORTH AND IS THEREFORE WELL RELATED TO IT. ADDITIONAL DEVELOPMENT WILL BE SEEN IN THE CONTEXT OF THIS EXISTING SITE
LINKS WILL BE PROVIDED THROUGH THE AREA TO THE AREA OF STRATEGIC LANDSCAPING AND THE WIDER AREA BEYOND

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3

Have you applied principles of sustainable siting and design to your site? Yes
EVERY PROPERTY TO HAVE SOUTH FACING HABITABLE ROOMS No

If you have undertaken a site assessment please provide details
Statement attached

The Code for Sustainable homes or www.index21.org.uk provides guidance on this issue

Effect on the community

C1

Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More 25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

APPROXIMATELY 18% AFFORDABLE HOUSING

HOUSING TO SUSTAIN THE UNDER CAPACITY PRIMARY SCHOOL TO THE NORTH

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall) SCHOOL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

SEE ATTACHED DEVELOPMENT BID STATEMENT

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)